

## REPORT OF THE COMMITTEE ON ZONING AND BUILDING

May 4, 2010

The Honorable,  
The Board of Commissioners of Cook County

### ATTENDANCE

Present: President Stroger and Chairman Silvestri, Vice Chairman Murphy, Commissioners Beavers, Butler, Daley, Gainer, Gorman, Goslin, Moreno, Schneider, Sims and Suffredin (12)

Absent: Commissioners Claypool, Collins, Peraica, Reyes and Steele (5)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows

### SECTION 1

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

306450      DOCKET #8621 – T. LYONS, Owner, Application (No. V-10-12): Variation to reduce left side yard setback from 15 feet to 10 feet (existing); and reduce front yard setback from 40 feet to 33 feet (existing) for a proposed addition to detached garage in the R-4 Single Family Residence District. The subject property consists of approximately 0.89 of an acre, located on the east side of Monitor Avenue, approximately 201 feet south of 127<sup>th</sup> Street in Worth Township, County Board District #6. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

306451      DOCKET #8626 – G. MENINI, Owner, Application (No. V-10-17): Variation to reduce lot width from 150 feet to 125 feet (existing); reduce lot area from 40,000 square feet to 33,375 square feet (existing); reduce left interior side yard setback from 15 feet to 11 feet (existing); and reduce distance between principal and accessory from 10 feet to 4 feet for a proposed addition to a single family residence on well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 0.77 of an acre, located on the west side of Long Avenue, approximately 250 feet south of Fenz Road in Schamburg Township, County Board District #15. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

306452 DOCKET #8627 – E. LOPEZ, Owner, Application (No. V-10-18): Variation to increase height of fence in front yard from 3 feet to 4 feet and 6 feet; reduce left side yard setback from 10 feet to 1 foot (existing); reduce right interior side from 10 feet to .39 feet (existing); and reduce rear yard setback from 40 feet to 15 feet (existing) for an attached wood deck (existing) and wood fencing in the R-5 Single Family Residence District. The subject property consists of approximately 0.09 of an acre, located on the west side of Latrobe Avenue, approximately 30 feet south of 49th Street in Stickney Township, County Board District #11. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

306453 DOCKET #8628– B. KING, Owner, Application (No. V-10-19): Variation to reduce left interior side yard setback from 10 feet to 4.76 feet (existing residence); reduce front yard setback from 30 feet to 23 feet (existing residence); reduce left interior side yard setback from 10 feet to 3 feet (existing accessory); and reduce rear yard setback from 5 feet to 4 feet (existing accessory) for fire repairs and alterations to a single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.19 of an acre, located on the north side of Lyndale Avenue, approximately 615 feet west of Mannheim Road in Leyden Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

306454 DOCKET #8629– M. FUGATE, Owner, Application (No. V-10-20): Variation to reduce front yard setback from 40 feet to 34.8 feet (existing); and reduce distance between principal and accessory from 10 feet to 5 feet (existing hot tub) for an above ground pool in the R-4 Single Family Residence District. The subject property consists of approximately 1.26 acres, located on the west side of Long Avenue, approximately 740 feet south of Elgin Road in Schaumburg Township, County Board District #15. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

306455      DOCKET #8631– R. RUSELL & D. DRISKILL, Owners, Application (No. V-10-22): Variation to bring all existing conditions into compliance: for a principal residence reduce front yard setback from 30 feet to 21 feet; reduce left side yard setback from 10 feet to 4 feet; reduce distance between principal and a detached garage from 10 feet to 5.70 feet; on accessory structures reduce rear yard setback from 5 feet to 0 feet; and reduce right and left side yard setbacks from 10 feet to 0 feet; and on a detached garage reduce right side yard setback from 10 feet to 2.8 feet for an above ground pool and deck in the R-5 Single Family Residence District. The subject property consists of approximately 0.15 of an acre, located on the west side of Scott Street, approximately 515 feet north of Armitage Avenue in Leyden Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions:     None

Objectors:      None

**Vice Chairman Murphy, seconded by Commissioner Goslin moved, the approval of Communication Nos. 306450, 306451, 306452, 306453, 306454 and 306455. The motion carried.**

## SECTION 2

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

306456      TRACY HENRY, Owner, 3860 West 116th Place, Garden Homes, Illinois 60803, Application (No. SU-10-04; Z10026). Submitted by Thomas Lynch, 9231 South Roberts Road, Hickory Hills, Illinois 60457. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District for continued use of two dwelling units in an existing single family residence as previously amortized under SU-80-40 in Section 23 of Worth Township. Property consists of approximately 0.14 of an acre located on the northeast corner of 116th Street and Springfield Avenue in Worth Township. Intended use: For continued use of two (2) dwelling units in the existing structure. No new improvements proposed.

306457      BARBARA NOVAK, Owner, 712 Elm Street, Glen Ellyn, Illinois 60137-3930, Application (No. SU-10-03; Z10025). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District for continued use of two dwelling units in an existing single family residence as previously amortized under SU-80-12 in Section 9 of Stickney Township. Property consists of approximately 0.14 of an acre located on the east side of South Luna Avenue, approximately 147 feet north of West 51st Street in Stickney Township. Intended use: For 1st and 2nd floors are currently apartments with appliances and utilities. No new improvements proposed.

**Vice Chairman Murphy, seconded by Commissioner Schneider, referred the New Application Communication Nos. 306456 and 306457 to the Zoning Board of Appeals. The motion carried.**

Commissioner Daley, seconded by Commissioner Sims, moved to adjourn, the motion carried and the meeting was adjourned.

Respectfully submitted,  
Committee on Zoning and Building

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Peter N. Silvestri, Chairman

Attest:

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Matthew B. DeLeon, Secretary